

**ZONING COMMITTEE
MINUTES
FEBRUARY 1, 2012**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, February 1, 2012** in Committee Room #2, at 9:35 a.m.

The following members were present:

**The Honorable Alex Wan, Chair
The Honorable Keisha Lance Bottoms, Vice Chair
The Honorable Howard Shook
The Honorable Ivory Lee Young, Jr.
The Honorable Carla Smith**

The following members were absent:

**The Honorable H. Lamar Willis
The Honorable Aaron Watson**

Others present at the meeting were: Director Charletta Wilson-Jacks, Department of Planning and Community Development; City Attorney Jeffery Haymore, Law Department and members of the public and Council staff.

A. ADOPTION OF AGENDA - ADOPTED

B. APPROVAL OF MINUTES - APPROVED

CONSENT AGENDA

C. ORDINANCES FOR FIRST READING

12-O-0156 (1) An Ordinance by Zoning Committee to rezone from the MR-
Z-12-01/Z-08-14 3-C (Multi-Family Residential-Conditional) District to the MR-3-C (Multi-Family Residential-Conditional) District, for the purpose of a site plan amendment, property located at **1185 Collier Road, NW**, fronting approximately 41.17 feet on the east side of Defoors Ferry Road, beginning approximately 3,728 feet from the northwest intersection of Defoors Ferry Road and Glenn Avenue.

Depth: Varies

Area: Approximately 18.66 Acres

Land Lots: 185 and 186, 17th District, Fulton County, Georgia

Owner: Georgian Hills Investments, LLC

Applicant: Georgian Hills Investments, LLC

NPU-C

Council District 9

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C. ORDINANCES FOR FIRST READING (CONT'D)

FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE

12-O-0157 (2) An Ordinance by Zoning Committee to rezone from the I-2
Z-12-02 (Heavy Industrial) District to the MR-4A (Multi-Family Residential) District, property located at **903 Huff Road, NW**, fronting approximately 935 feet on the north side of Huff Road, beginning approximately 368 feet at the intersection of Booth Street and Huff Road.

Depth:	Varies
Area:	5.36 Acres
Land Lots:	151 and 188, 17 th District, Fulton County, Georgia
Owner:	Sisken Steel and Supply Company
Applicant:	WSE LLC
NPU-D	Council District 9

FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE

D. ZRB SUMMARY REPORT

E. PAPERS HELD IN COMMITTEE

10-O-0013 (1)
Z-07-113

An Ordinance by Councilmember Aaron Watson as **substituted and amended by Zoning Committee** to rezone from the I-1-C (Light Industrial-Conditional) District to the MRC-3 (Mixed Residential Commercial) District, property located at **430 and 460 Englewood Avenue, SE**, fronting approximately 678 feet on the north side of Englewood Avenue beginning approximately 132 feet from the northeast corner of Mailing Avenue. **(Substituted as amended and held 1/13/10 at the request of the District Councilmember)**

Depth: Approximately 1,010 Feet
Area: Approximately 10.32 Acres
Land Lot: 42, 14th District, Fulton County, Georgia
Owner: JWGST LLC/Joseph Wiles
Applicant: Jason Fritz

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E. PAPERS HELD IN COMMITTEE (CONT'D)

NPU-Y

Council District 1

HELD

11-O-0824 (2) An Ordinance by Zoning Committee to amend Section 6-4028 and to create Section 6-4028.1 of the Land Development Code, Part III of the Code of Ordinances, so as to change the Deferral Fee for Variance and Special Exception Applications before the Board of Zoning Adjustment to a flat fee for each instance that the Board grants an applicant's request for deferral to a subsequent public hearing on the application; and for other purposes. **(Held 6/15/11) (To be Advertised for a Public Hearing)**

10-O-0041 (3) An Ordinance by Councilmember Aaron Watson **as substituted by Zoning Committee** to rezone certain properties within the Campbellton Road Corridor in NPU-R from the R-LC (Residential-Limited Commercial), RG-2 (Residential General), RG-2-C (Residential General-Conditional), RG-3 (Residential General), C-1 (Community Business), C-1-C (Community Business-Conditional), C-2-C (Commercial Service-Conditional), Districts to the MR-2-C (Multi-Family Residential-Conditional), MR-3-C (Multi-Family Residential-Conditional), MR-4A-C (Multi-Family Residential-Conditional), MRC-1-C (Mixed Residential Commercial-Conditional), MRC-2-C (Mixed Residential Commercial-Conditional), and MRC-3-C (Mixed Residential Commercial-Conditional) Districts; and for other purposes. **(Held 1/11/12)**

HELD

11-O-0692 (4) An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **544 North Angier**
U-11-16

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E. PAPERS HELD IN COMMITTEE (CONT'D)

Avenue, NE (Donor Parcel). **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

11-O-0693 (5)
U-11-17 An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023(2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from **641 (C 665) North Avenue, NE** (Perlman Tract) (Donor Parcel). **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

11-O-0857 (6)
U-11-18 An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc., (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **690 Morgan Street, NE. (a.k.a. 0 North Avenue Tax Parcel Identification 14-0018-0001-026-5)**, (Donor Parcel). **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

11-O-0533 (7)
Z-11-12 An Ordinance by Councilmember Natalyn Mosby Archibong **as substituted by Zoning Committee** to amend Chapter 32B NC-2 East Atlanta Village Neighborhood Commercial District of the 1982 Zoning Ordinance of the City of Atlanta Code of Ordinances for the purpose of adding specific regulations; and for other purposes. **(Held 9/28/11)**

HELD

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E. PAPERS HELD IN COMMITTEE (CONT'D)

11-O-1783 (8)
Z-11-33

An **Amended** Ordinance by Zoning Committee to rezone from the I-1 (Light Industrial) District to the MR-5A (Multi-Family Residential) District, property located at **568, 580 and 600 Somerset Terrae, NE**, fronting approximately 364.5 feet on the south side of North Avenue and at the northeast intersection of Somerset Terrace and North Avenue. Property also fronts approximately 98 feet on the north side of Angier Springs Road and is bordered on its western boundary by the Norfolk Southern Railway. **(Held 2/1/12)**

Depth:	Varies
Area:	2.71 Acres
Land Lot:	18, 14 th District, Fulton County, Georgia
Owner:	Robert S. Bridges, TSO Eastbelt, LLC and DHC Investments, LLC
Applicant:	Perennial Properties by Aaron Goldman
NPU-N	Council District 2

HELD

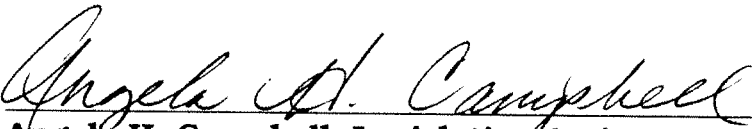
LINK TO ZRB PENDING LEGISLATION

<http://citycouncil.atlantaga.gov/2011/pendingzrb.htm>

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There being no further business to come before the Zoning Committee the meeting was adjourned at 9:40 a.m.

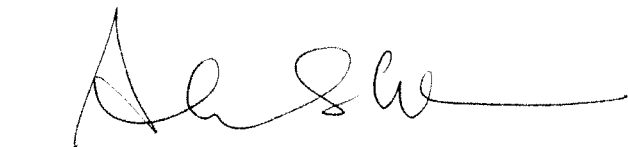
Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Alfred Berry, Jr., Research & Policy Analyst



The Honorable Alex Wan, Chair

**SUMMARY REPORT
FEBRUARY 1, 2012**

LEGISLATION NUMBER	ZONING NUMBER	LOCATION (NPU/CD)	CHANGE	STAFF RECOMM.	NPU RECOMM.	ZRB RECOMM
<u>FAVORABLE ON SUBSTITUTE</u>						

11-O-1842	Z-11-35	NC-13 Inman Park N-2	Text Amendment	Approval of a Substitute Ordinance	Approval of a Substitute Ordinance	Approval of a Substitute Ordinance
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Councilmember Smith made a motion to approve on substitute. The vote was unanimous.

**FAVORABLE AS
AMENDED**

11-O-1784	U-11-38	458 Ponce de Leon Avenue, NE E-6	Special Use Permit for a Private School	Approval Conditional	Approval Conditional	Approval Conditional
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Councilmember Smith made a motion to approve as amended. The vote was unanimous.